
OCSL PROPERTY LLP

ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016



OCSL PROPERTY LLP

INFORMATION

Designated Members

T C E Thrower
N G Thrower

Member

The Organised Group Limited

LLP registered number

OC327777

Registered office

East House
New Pound Common
Wisborough Green
West Sussex
RH14 0AZ

Independent auditor

Barnes Roffe LLP
Chartered Accountants
Statutory Auditor
Leytonstone House
Leytonstone
London
E11 1GA

OCSL PROPERTY LLP

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OCSL PROPERTY LLP

MEMBERS' REPORT FOR THE YEAR ENDED 31 MARCH 2016

The members present their annual report together with the audited financial statements of OCSL Property LLP (the "LLP") for the year ended 31 March 2016.

Principal activities

The principal activities of the LLP are that of property holding and provision of certain management services to the OCSL group of entities.

Designated Members

T C E Thrower and N G Thrower were designated members of the LLP throughout the period.

Members

The Organised Group Limited was a member of the LLP throughout the period.

Members' capital and interests

Details of changes in members' capital in the year ended 31 March 2016 are set out in the Reconciliation of Members' Interests. Members' capital subscription is as specified in the Limited Liability Partnership Agreement. Profits are automatically allocated to members at the end of each financial year in accordance with the Limited Liability Partnership Agreement.

Members' responsibilities statement

The members are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Company law, as applied to LLP's, requires the members to prepare financial statements for each financial year. Under that law the members have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law, as applied to LLP's, the members must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the LLP and of the profit or loss of the LLP for that period. In preparing these financial statements, the members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the LLP will continue in business.

The members are responsible for keeping adequate accounting records that are sufficient to show and explain the LLP's transactions and disclose with reasonable accuracy at any time the financial position of the LLP and enable them to ensure that the financial statements comply with the Limited Liability Partnerships (Accounts and Audit) (Application of the Companies Act 2006) Regulations 2008. They are also responsible for safeguarding the assets of the LLP and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

OCSL PROPERTY LLP

MEMBERS' REPORT (continued)
FOR THE YEAR ENDED 31 MARCH 2016

Disclosure of information to auditor

Each of the persons who are members at the time when this Members' report is approved has confirmed that:

- so far as that member is aware, there is no relevant audit information of which the LLP's auditor is unaware, and
- that member has taken all the steps that ought to have been taken as a member in order to be aware of any relevant audit information and to establish that the LLP's auditor is aware of that information.

This report was approved by the members on 19 Dec 2016 and signed on their behalf by:



T C E Thrower
Designated member



N G Thrower
Designated member

OCSL PROPERTY LLP

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF OCSL PROPERTY LLP

We have audited the financial statements of OCSL Property LLP for the year ended 31 March 2016, set out on pages 5 to 18. The relevant financial reporting framework that has been applied in their preparation is the Companies Act 2006 and the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

This report is made solely to the LLP's members in accordance with the Companies Act 2006, as applied by Part 12 of The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008. Our audit work has been undertaken so that we might state to the LLP's members those matters we are required to state to them in an Auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the LLP and the LLP's members for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of Members and Auditor

As explained more fully in the Members' responsibilities statement, the members are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Financial Reporting Council's Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the LLP's affairs as at 31 March 2016 and of its profit or loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, as applied to limited liability partnerships by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008.

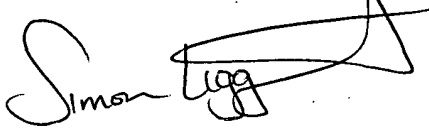
OCSL PROPERTY LLP

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF OCSL PROPERTY LLP (CONTINUED)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006, as applied to limited liability partnerships, requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.



Simon Liggins (Senior statutory auditor)
for and on behalf of

Barnes Roffe LLP

Chartered Accountants

Statutory Auditor

Leytonstone House

Leytonstone

London

E11 1GA

Date: 21 December 2016

OCSL PROPERTY LLP

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2016

	Note	2016 £	2015 £
Turnover		195,950	195,350
		<hr/>	<hr/>
Gross profit		195,950	195,350
Administrative expenses		(126,164)	(133,997)
		<hr/>	<hr/>
Operating profit		69,786	61,353
Interest payable and similar charges	9	(22,998)	(11,113)
		<hr/>	<hr/>
Profit for the year before members' remuneration and profit shares		46,788	50,240
		<hr/>	<hr/>
Profit for the year before members' remuneration and profit shares		46,788	50,240
Members' remuneration charged as an expense		(46,788)	(50,240)
		<hr/>	<hr/>
Results for the year available for discretionary division among members		-	-
		<hr/>	<hr/>

There was no other comprehensive income for 2016 (2015 - £NIL).

The notes on pages 10 to 18 form part of these financial statements.

OCSL PROPERTY LLP
REGISTERED NUMBER: OC327777

BALANCE SHEET
AS AT 31 MARCH 2016


	Note	2016 £	2016 £	2015 £	2015 £
Fixed assets					
Tangible assets	10		132,663		158,492
Investments	11		3,314,652		3,314,652
			<u>3,447,315</u>		<u>3,473,144</u>
Current assets					
Debtors: amounts falling due within one year	12	616,194		491,069	
Cash at bank and in hand	13	25,946		12,068	
		<u>642,140</u>		<u>503,137</u>	
Creditors: amounts falling due within one year	14	(204,810)		(83,103)	
Net current assets			<u>437,330</u>		<u>420,034</u>
Total assets less current liabilities			<u>3,884,645</u>		<u>3,893,178</u>
Creditors: amounts falling due after more than one year			(1,682,779)		(628,303)
Net assets			<u><u>2,201,866</u></u>		<u><u>3,264,875</u></u>
Represented by:					
Loans and other debts due to members within one year					
Members' capital classified as a liability			470,200		470,200
Other amounts	18		1,731,666		2,794,675
			<u><u>2,201,866</u></u>		<u><u>3,264,875</u></u>
Total members' interests					
Amounts due from members (included in debtors)	12		(151,008)		(151,028)
Loans and other debts due to members	18		2,201,866		3,264,875
			<u><u>2,050,858</u></u>		<u><u>3,113,847</u></u>

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small LLPs regime.

OCSL PROPERTY LLP
REGISTERED NUMBER: OC327777

BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2016

The financial statements were approved and authorised for issue by the members and were signed on their behalf on 19 DECEMBER 2016



T C E Thrower

Designated member



N G Thrower

Designated member

The notes on pages 10 to 18 form part of these financial statements.

OCSL PROPERTY LLP

RECONCILIATION OF MEMBERS' INTERESTS
FOR THE YEAR ENDED 31 MARCH 2016

	DEBT			Total members' interests
	Loans and other debts due to members less any amounts due from members in debtors			
	Members' capital (classified as debt)	Other amounts	Total	Total
	£	£	£	£
Balance at 1 April 2014	470,200	2,525,256	2,995,456	2,995,456
Members' remuneration charged as an expense	-	50,240	50,240	50,240
Members' interests after profit for the year	470,200	2,575,496	3,045,696	3,045,696
Amounts introduced by members	-	68,151	68,151	68,151
Amounts due to members	470,200	2,794,675	3,264,875	3,264,875
Amounts due from members	-	(151,028)	(151,028)	(151,028)
Balance at 31 March 2015	470,200	2,643,647	3,113,847	3,113,847
Members' remuneration charged as an expense	-	46,788	46,788	46,788
Members' interests after profit for the year	470,200	2,690,435	3,160,635	3,160,635
Amounts withdrawn by members	-	(1,109,777)	(1,109,777)	(1,109,777)
Amounts due to members	470,200	1,731,666	2,201,866	2,201,866
Amounts due from members	-	(151,008)	(151,008)	(151,008)
Balance at 31 March 2016	470,200	1,580,658	2,050,858	2,050,858

OCSL PROPERTY LLP

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2016

	2016 £	2015 £
Cash flows from operating activities		
Profit for the financial year	46,788	50,240
Adjustments for:		
Depreciation of tangible assets	82,203	78,856
Profit on disposal of tangible assets	(14,294)	(6,833)
Interest paid	22,998	11,113
Increase in debtors	(125,145)	(73,383)
Increase in creditors	30,597	(18,557)
Net cash generated from operating activities	43,147	41,436
Cash flows from investing activities		
Purchase of tangible fixed assets	(129,760)	(44,675)
Sale of tangible fixed assets	87,680	8,500
Net cash from investing activities	(42,080)	(36,175)
Cash flows from financing activities		
New secured loans	1,235,000	662,340
Repayment of loans	(89,414)	(724,177)
Interest paid	(22,998)	(11,113)
Amounts introduced by members	-	68,151
Distribution paid to members	(1,109,777)	-
Net cash used in financing activities	12,811	(4,799)
Net increase in cash and cash equivalents	13,878	462
Cash and cash equivalents at beginning of year	12,068	11,606
Cash and cash equivalents at the end of year	25,946	12,068
Cash and cash equivalents at the end of year comprise:		
Cash at bank and in hand	25,946	12,068
	25,946	12,068

The notes on pages 10 to 18 form part of these financial statements.

OCSL PROPERTY LLP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2016

1. General information

OCSL Property LLP is a limited liability partnership, incorporated in England and Wales. Its registered office is East House, New Pound Common, Wisborough Green, West Sussex, RH14 0AZ.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006 and the requirements of the Statement of Recommended Practice "Accounting by Limited Liability Partnerships".

Information on the impact of first-time adoption of FRS 102 is given in note 20.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the entity's accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the LLP and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable. The following criteria must also be met before revenue is recognised:

Rental income

Rental income is recognised in the period in which the property is occupied by tenants.

2.3 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

The LLP adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the LLP. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to profit or loss during the period in which they are incurred.

OCSL PROPERTY LLP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2016

2. Accounting policies (continued)

Depreciation is provided on the following annual bases:

Motor vehicles	- 25% straight line
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The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised within the Statement of comprehensive income.

Freehold investment properties are revalued annually to fair value by the designated members and the surplus or deficit is transferred to the investment property revaluation reserve. As these properties are held for investment purposes, rather than consumption within the business, depreciation is not considered to be relevant.

Compliance with Financial Reporting Standard 102 in respect of non-depreciation of investment properties is a departure from the Companies Act 2006 and the requirements of the Statement of Recommended Practice "Accounting by Limited Liability Partnerships".

2.4 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.5 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

In the Statement of cash flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the entity's cash management.

OCSL PROPERTY LLP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2016

2. Accounting policies (continued)

2.6 Financial instruments

The LLP only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable; are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

2.7 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.8 Finance costs

Finance costs are charged to the Statement of comprehensive income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.9 Borrowing costs

All borrowing costs are recognised in the Statement of comprehensive income in the year in which they are incurred.

2.10 Presentation of members' capital subscribed and participation rights of members

Members' capital subscribed is classified as loans due to members where there is a legal obligation by the LLP to repay members' capital. Non-discretionary amounts that become due to members in respect of participation rights in the profits of the LLP for the financial year that give rise to liabilities are presented as an expense in the Statement of comprehensive income.

Profits and losses are allocated to members in accordance with the LLP agreement.

OCSL PROPERTY LLP

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016

3. Judgments in applying accounting policies and key sources of estimation uncertainty

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

a) Significant judgments in applying the entity's accounting policies

The LLP does not consider there to be any significant judgments in applying the entity's accounting policies.

b) Critical accounting estimates and assumptions

The valuation of the freehold investment properties is sensitive to changes in the UK property market.

4. Analysis of turnover

The whole of the turnover is attributable to the principal activity.

All turnover arose within the United Kingdom.

5. Operating profit

The operating profit is stated after charging:

	2016 £	2015 £
Depreciation of tangible fixed assets	82,203	78,856
Profit on sale of tangible assets	(14,294)	(6,833)
Fees payable to the LLP's auditor and its associates for the audit of the LLP's annual financial statements	1,000	1,000

6. Auditor's remuneration

	2016 £	2015 £
Fees payable to the LLP's auditor and its associates for the audit of the LLP's annual accounts	1,000	1,000
Fees payable to the LLP's auditor and its associates in respect of:		
All other services	800	2,027
	800	2,027

7. Employees

The entity has no employees, other than the members.

OCSL PROPERTY LLP

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016**

8. Information in relation to members

	2016 Number	2015 Number
The average number of members during the year was	<u>3</u>	<u>3</u>

9. Interest payable and similar charges

	2016 £	2015 £
Bank interest payable	<u>22,998</u>	<u>11,113</u>
	<u><u>22,998</u></u>	<u><u>11,113</u></u>

10. Tangible fixed assets

	Motor vehicles £
Cost or valuation	
At 1 April 2015	344,573
Additions	129,760
Disposals	(106,743)
At 31 March 2016	<u>367,590</u>
Depreciation	
At 1 April 2015	186,081
Charge owned for the period	82,203
Disposals	(33,357)
At 31 March 2016	<u>234,927</u>
Net book value	
At 31 March 2016	<u><u>132,663</u></u>
At 31 March 2015	<u><u>158,492</u></u>

OCSL PROPERTY LLP

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016

11. Fixed asset investments

	Investment properties £
Cost or valuation	
At 1 April 2015	3,473,970
At 31 March 2016	3,473,970
Impairment	
At 1 April 2015	159,318
At 31 March 2016	159,318
Net book value	
At 31 March 2016	3,314,652
At 31 March 2015	3,314,652

The above investment properties have not been depreciated.

One of these properties was acquired in the year ended 31 March 2012 and its purchase price is thought to accurately reflect the year end fair value. The other property was impaired to fair value during the year ended 31 March 2009 by the members after having taken appropriate advice from external consultants. After considering current market conditions, the members have decided that the current value represents fair value, and no further amendment to the current valuation is necessary this year.

All land and buildings are held for use in operating leases. All of the LLP's turnover relates to rental income in respect of these operating leases.

OCSL PROPERTY LLP

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016

12. Debtors

	2016 £	2015 £
Other debtors	427,912	337,360
Prepayments	37,274	2,681
Amounts due from members	151,008	151,028
	<u>616,194</u>	<u>491,069</u>

13. Cash and cash equivalents

	2016 £	2015 £
Cash at bank and in hand	25,946	12,068
	<u>25,946</u>	<u>12,068</u>

14. Creditors: Amounts falling due within one year

	2016 £	2015 £
Bank loans	125,147	34,037
Trade creditors	31,143	618
Taxation and social security	102	30
Accruals and deferred income	48,418	48,418
	<u>204,810</u>	<u>83,103</u>

OCSL PROPERTY LLP

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016**

15. Creditors: Amounts falling due after more than one year

	2016 £	2015 £
Bank loans	1,682,779	628,303
	<u>1,682,779</u>	<u>628,303</u>

Secured loans

A bank loan, repayable by instalments over 60 months, commenced in March 2015. Interest is payable at 1% above the Bank of England base rate. The bank loan is secured on the LLP's freehold property.

A second bank loan, also repayable by instalments over 60 months, commenced in September 2015. Interest is payable at 1.5% above the Bank of England base rate. The bank loan is secured on the LLP's freehold property.

16. Loans

Analysis of the maturity of loans is given below:

	2016 £	2015 £
Amounts falling due within one year		
Bank loans	125,147	34,037
	<u>125,147</u>	<u>34,037</u>
Amounts falling due 2-5 years		
Bank loans	1,682,779	628,303
	<u>1,682,779</u>	<u>628,303</u>

17. Financial instruments

	2016 £	2015 £
Financial assets		
Financial assets that are debt instruments measured at amortised cost	578,920	488,388
	<u>578,920</u>	<u>488,388</u>
Financial liabilities		
Financial liabilities measured at amortised cost	(4,089,353)	(3,976,251)
	<u>(4,089,353)</u>	<u>(3,976,251)</u>

OCSL PROPERTY LLP

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016**

18. Loans and other debts due to members

	2016 £	2015 £
Member capital treated as debt	(470,200)	(470,200)
Amounts due to members	(1,731,666)	(2,794,675)
	<u>(2,201,866)</u>	<u>(3,264,875)</u>

Loans and other debts due to members rank equally with debts due to ordinary creditors in the event of a winding up.

19. Related party transactions

During the year the LLP rented part of its freehold property to Organised Computer Systems Limited, a company controlled by the designated members. Rent amounting to £105,000 (2015 - £105,000) was charged in the year.

During the year the LLP rented part of its freehold property to OCSL Managed Services Limited, a company controlled by the designated members. Rent amounting to £90,000 (2015 - £90,000) was charged in the year. At the year end OCSL Managed Services Limited owed the LLP £427,360 (2015 - £337,360) in respect of rent.

At the year end the LLP owed The Organised Group Limited, a member and a company controlled by the designated members, amounts totalling £1,731,666 (2015 - £2,794,675). This is included in amounts due to members in Note 18. The loan is unsecured and interest free.

20. First time adoption of FRS 102

This is the first year that the LLP has presented its results under FRS 102. The last financial statements prepared under the previous UK GAAP were for the year ended 31 March 2015. The date of transition to FRS 102 was 1 April 2014.

The policies applied under the LLP's previous accounting framework are not materially different to FRS 102 and have not impacted on equity or profit or loss.